

# PLANNING COMMISSION

*Agenda Item # 2*

# CASE SUMMARY • GENERAL DISTRICT REZONING

Planning Commission Legislative Hearing • April 1, 2026

**Project Planner** | Haley Hopkins | 910.341.0171

## 1. Case Overview and Status

Application to rezone ±0.349 acres located at **136 East Westwood Drive** from MH, Manufactured Housing, to R-15, Moderate-density single-dwelling district (Jimmydot, L.L.C., Owner, Cindee Wolf, Design Solutions, Applicant).

### Staff Recommendation

- Approval

### Planning Commission



- Legislative Hearing Scheduled for 4/1/2026

### City Council

- Legislative Hearing scheduled for 5/5/2026, pending outcome of the Planning Commission meeting



### Z-4-426

Attachment 2  
Aerial Imagery  
136 E Westwood Dr

- Site
- Parcels

N



0 50 100  
Feet

2/19/2026

### Report Organization

1. Case Overview & Status
2. Executive Summary & Recommendation
3. Analysis
4. Attachments

## 2. Executive Summary & Recommendation

### 2.1 Proposal

- The applicant proposes to rezone the site from MH, Manufactured Housing, to R-15, Moderate-density single-dwelling district.
- The parcel is currently vacant.

### 2.2 Community Outreach

#### 2.2.1 Public Hearing Notices

	<b>Planning Commission 4/1/2026 Public Hearing</b>	<b>City Council 5/5/2026 Public Hearing (tentative)</b>
<i>Signs Posted</i>	3/17/2026	4/21/2026
<i>Letters mailed to property owners within 300 feet</i>	3/17/2026	4/21/2026
<i>Advertisement Date(s)</i>	3/27/2026	4/24/2026

#### 2.2.2 Other

Staff have received no communication regarding the proposal at the time of this writing.

### 2.3 Staff Recommendation: APPROVAL

#### 2.3.1 Criteria for Review and Recommendation.

General rezoning decisions are made in consideration of identified relevant adopted land use plans for the area, including comprehensive, district, area, neighborhood, corridor, and other policy documents.

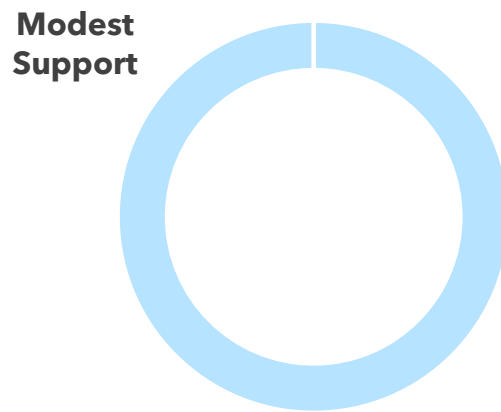
#### 2.3.2 Basis for Staff Recommendation

In reviewing the application, staff notes:

- The comprehensive plan identifies this site as within a Greenfield Sites as Multi-Use Places Area of Opportunity.
- The plan places particular emphasis on surrounding neighborhood fabric.
- The plan focuses on small-lot infill development, especially single-family residential.
- The proposed general rezoning is consistent with the recommendations of the Create Wilmington Comprehensive Plan. While staff has evaluated the proposal for consistency with several policies, the policies identified below provide modest support for the proposed rezoning:
  - **1.7.1.** Growth should be accommodated in the city through mixed-use neighborhoods with a variety of housing types and price points.
  - **5.2.4.** Areas well-suited for infill and redevelopment should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves

access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity.

- **9.5.1.** As population growth leads to new housing and development patterns, new development within established neighborhoods should address the existing distinctive character of the surrounding area, while allowing transitional changes.



## 2.4 Planning Commission Recommendation

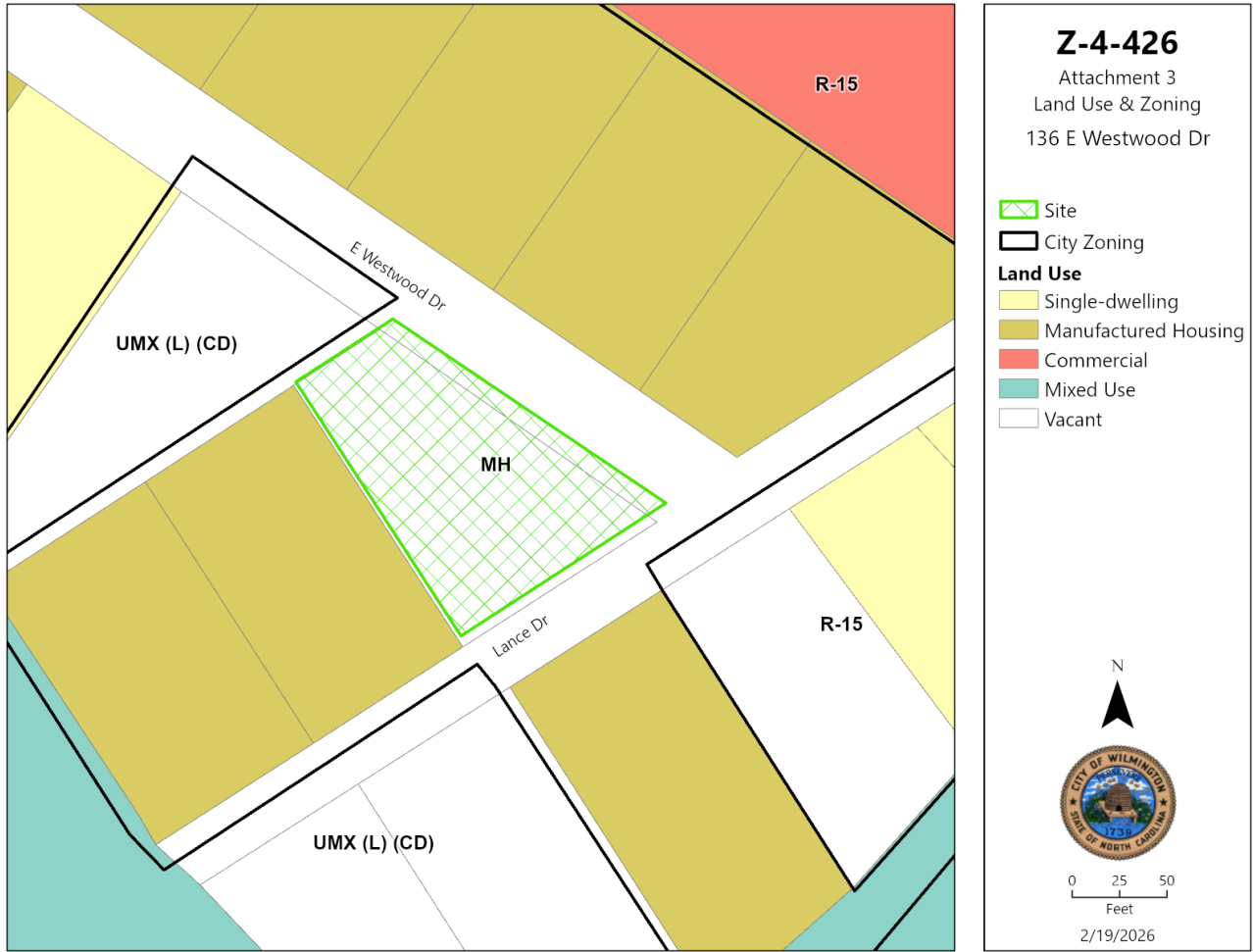
Pending outcome of the April 1, 2026, legislative hearing.

## 3. Analysis

### 3.1 Area Context and Existing Conditions

- The site includes approximately 0.349 acres of land that is currently zoned MH, Manufactured Housing. The parcel is currently vacant.

Map 3.1-A: Land Use and Zoning



	Current Zoning	Existing Land Use(s)
<b>Subject Properties</b>	<b>MH</b>	<b>Vacant</b>
<b>North</b>	UMX(L)(CD)	Vacant
<b>South</b>	MH, UMX(L)(CD), R-15	Right-of-way, Manufactured Housing, Vacant, Vacant
<b>East</b>	MH	Right-of-way, Manufactured Housing
<b>West</b>	MH	Manufactured Housing

### 3.2 Site History

- There is no known zoning history for the subject property.

### 3.3 Consistency of Proposed Development with Land Development Code (LDC) Requirements

#### 3.3.1 Existing Zoning District Purpose Statements

- **MH, Manufactured housing district (existing):** This district is intended to provide for planned communities of manufactured housing units, either on individual lots or within a mobile home park. A limited range of support services are also permitted in these areas to ensure a convenient living environment.
- **R-15, Moderate-density single-dwelling district (proposed):** The R-15 district is intended to accommodate existing single-dwelling neighborhoods on moderate sized lots, yielding a gross density of less than three units per acre. Use of the R-15 district should be limited to infill sites in already developed locations.

#### 3.3.2 Key Differences in Zoning Districts

	<i>Existing</i>		<i>Proposed</i>	
	<b>MH (Manufactured housing district)</b>		<b>R-15 (Moderate-density single-dwelling district)</b>	
<b>Minimum lot area (square feet)</b>	4,000		15,000	
<b>Applicable Uses</b>	Manufactured Home		Detached Single Family	
<b>Accessory dwelling unit (ADU) Permitted</b>	No		Yes	
<b>Minimum setbacks (feet)</b>	Front	10	Front	20
	Side street	10	Side street	15
	Side interior	10	Side interior	10
	Rear	10	Rear	25
<b>Minimum open space (percent of total lot area)</b>	10		10	
<b>Maximum height (feet)</b>	35		35	
<b>Maximum building footprint (percent total lot area)</b>	50		50	

### 3.4 Consistency with Adopted Plans

#### 3.4.1 CAMA Plan

The property is designated as a Watershed Resource Protection area in the 2006 CAMA plan. Watershed Resource Protection areas are within ½ mile of a 100-year flood plain along tidal creeks. The protection strategies for these areas include minimizing new impervious surface and retrofitting existing protection measures to improve water quality.

### 3.4.2 Walk Wilmington Plan

The 2023 Walk Wilmington Plan does not recommend any pedestrian facilities adjacent to the property.

### 3.5 Consistency with Create Wilmington Comprehensive Plan

The Comprehensive Plan identifies three questions to be considered when determining the consistency of a proposed use or zoning district with the Comprehensive Plan:

- Is the proposal consistent with the themes and policies contained in the Comprehensive Plan?
- Is the form and function of the proposed development appropriate for the category designated on the Growth Strategy Maps?
- Will community facilities, parks, and other infrastructure be available at the appropriate levels to serve the development as proposed?





Analysis of policies that are applicable to the proposed amendment are organized pursuant to these three considerations. Only policies that directly relate to the location and design of development and associated infrastructure have been included in this analysis. (Policies that recommend changes to regulation as well as policies that recommend action by the City or other organizations were deemed not applicable to this proposal.)

Not all policies carry equal weight; applicability and priority of policies may depend on the specifics of the proposal.

The policy analysis uses the following symbology:



#### 3.5.1 Is the Proposal consistent with the policies contained in the Comprehensive Plan?

1	Development and City Building
<b>Citywide Growth</b>	
1.2.1	Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain or improve desired character. <span style="float: right;"></span>
<b>Neighborhood Conservation and Revitalization</b>	
1.7.1	Growth should be accommodated in the city through mixed-use neighborhoods with a variety of housing types and price points. <span style="float: right;"></span>
1.7.9	Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated. <span style="float: right;"></span>
<b>Infill and Redevelopment</b>	
5.2.4	Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity. <span style="float: right;"></span>

## Housing

- 3.1.6 "Location-efficient housing" should be promoted, encouraged, and preserved where already existing to help supply Wilmington with diverse housing options that are accessible to individuals and families of all incomes, needs, and preferences.



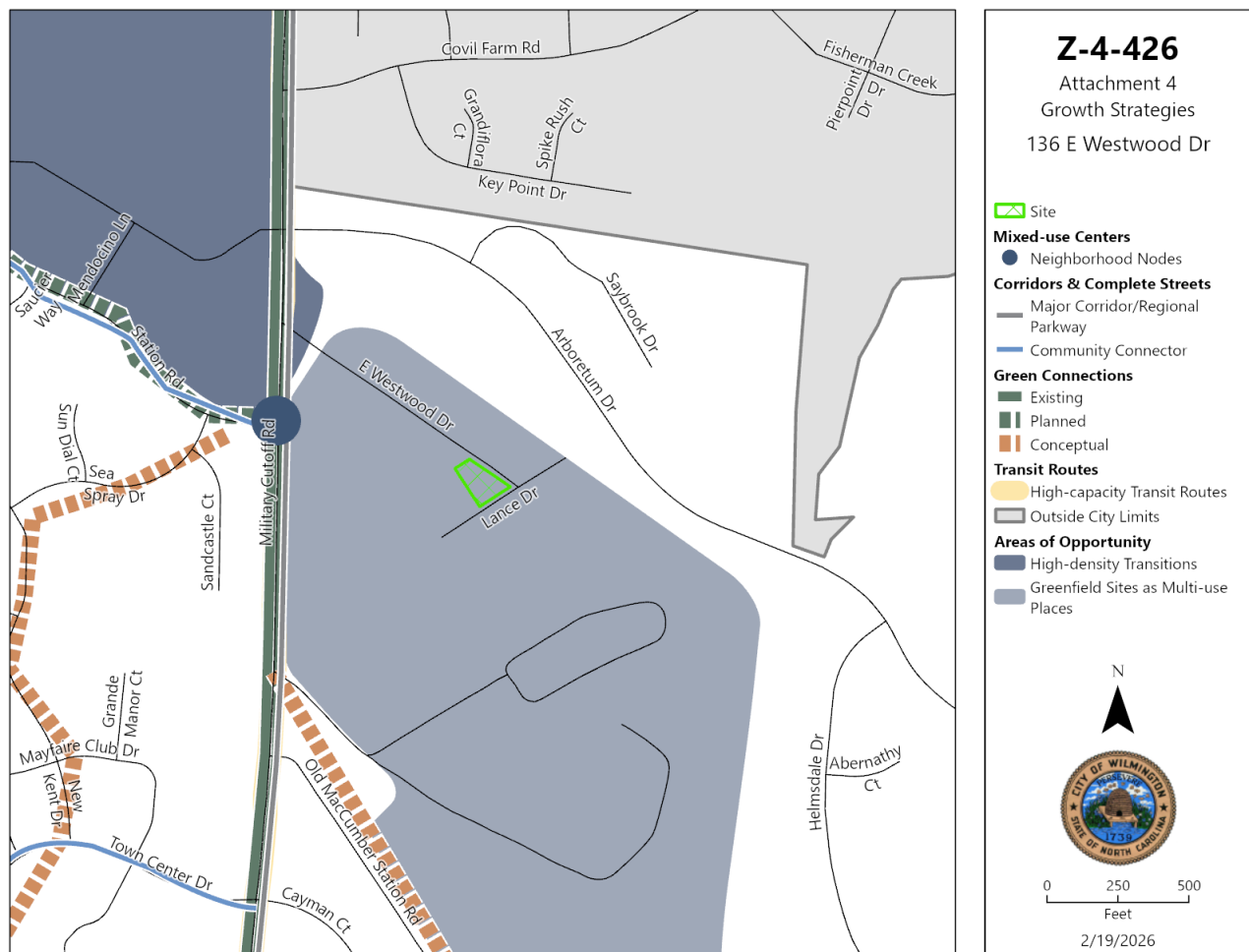
## Neighborhoods

- 9.5.1 As population growth leads to new housing and development patterns, new development within established neighborhoods should address the existing distinctive character of the surrounding area, while allowing transitional changes.



### 3.5.2 Is the form and function of the proposed development appropriate for the category designated on the Growth Strategies Maps?

Map 3.5.2-A: Growth Strategies Map



### Areas of Opportunity

The subject property is designated as Greenfield Sites as Multi-Use Places Principles Area of Opportunity on the Growth Strategies Map. Areas of Opportunity represent the parts of the

city that have the greatest potential to accommodate future growth, infill, and new development. Efforts should be made to ensure a cohesive development pattern in these areas.

There are several types of Areas of Opportunity, and they vary in terms of land use hierarchy, intensity of development, and anticipated change. Each area has an overarching growth strategy. Development within an Area of Opportunity should be reflective of the underlying community development patterns.

No policies were identified for Greenfield Sites as Multi-Use Places Principles that are applicable to the proposal.

### 3.5.3 Will community facilities, parks and other infrastructure be available at appropriate levels to serve the development as proposed?

#### Vehicular Traffic

- Table 3.5.3-A below indicates that the surrounding street is currently operating at a level of service (LOS) of A. Table 3.5.3-B indicates that the requested zoning would have a minimal impact on vehicle trips generated at this site.

Table 3.5.3-1. Current Volumes, Capacities and Levels of Service

Road	Location	Volume*	Planning Capacity	V/C	LOS
<b>E Westwood Street</b>	Between Lance Drive and Military Cutoff Road	185	2,000	0.098	A

\*Based on WMPO's unadjusted point-in-time counts. There is no available volume data from NCDOT for Lance Drive or Westwood Street.

Table 3.5.3-B. Estimated Trip Generation

- As there is no specific project proposed, the following analysis provides the trip generation for potential use under the R-15 district and assumes a build-out based on total site acreage.

Zoning	Land Use	Intensity	AM Peak Hour Trips	PM Peak Hour Trips	Average Weekday 2-way Volume Trips (ADT)
<b>R-15 (proposed)</b>	Single-Family Detached Housing & Accessory Dwelling Unit (ADU)	2 units	2	3	28
<b>MH (existing)</b>	Mobile Home	1 units	1	1	15
<b>NET DIFFERENCE</b>			<b>1</b>	<b>2</b>	<b>13</b>

\*Assumes potential development based on max lot coverage.

Source: Institute of Transportation Engineers Trip Generation, 11<sup>th</sup> Edition, 2021.

## Bicycle, Pedestrian and Transit Facilities

- The site is approximately 0.15 miles from the Military Cutoff multi-use path.
- The nearest southbound WAVE Transit stop is located approximately 1.4 miles from the site, heading south on Military Cutoff. The nearest northbound WAVE Transit stop is located approximately 1.7 miles from the site, heading north on Military cutoff.
- The site is serviced by WAVE Transit’s RideMICRO program in Zone 2.

## Public Utilities

- The site has access to water and sewer mains along E. Westwood Drive and Lance Drive.

Table 3.5.3-C. Cape Fear Public Utilities (CFPUA)

Utility Type	Ownership	Size	Location
Water Main (Existing)	CFPUA	8"	E. Westwood Drive
Sewer Main (Existing)	CFPUA	16"	E. Westwood Drive
Water Main (Existing)	CFPUA	2"	Lance Drive
Sewer Main (Existing)	CFPUA	8"	Lance Drive

## 4. Attachments

1. General Rezoning Application (dated 2/17/2026)
2. Aerial Map (dated 2/19/2026)
3. Land Use (Zoning) Map (dated 2/19/2026)
4. Growth Strategies Map (dated 2/19/2026)

*Attachment 1*

**APPLICATION FOR  
GENERAL MAP  
AMENDMENT**



City of Wilmington  
Planning and Development

P. O. Box 1810, 305 Chestnut St, Wilmington, NC 28402  
Telephone: (910)254-0900 FAX: (910)341-3264

**Section A. APPLICANT INFORMATION**

**NAME OF APPLICANT:** Design Solutions / Cindee Wolf

**MAILING ADDRESS OF APPLICANT:** P.O. Box 7221, Wilmington, NC 28406

**PHONE NUMBER AND E-MAIL OF APPLICANT:** 910-620-2374 / cwolf@lobodemar.biz

**PROPERTY OWNER INFORMATION:**

Name(s) Jimmydot, L.L.C.

Address: 7718 Market Street, Wilmington, NC 28411

Telephone: 910-612-5900

Email Address: jamesbalkcum@icloud.com

**PROPERTY INFORMATION:** The following information is required to provide the necessary information to process the rezoning request:

**ADDRESS OF SUBJECT SITE:** 136 E Westwood Drive

**NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN):** 3158.55.3318 [PIDR05105-001-018-000]

**CURRENT ZONING DISTRICT(S):** MH      **PROPOSED ZONING DISTRICT(S):** R-15

**TOTAL SITE AREA:** 15,192 s.f. / 0.349 ac.+/-

**PRE-APPLICATION MEETING:** 02/15/26

**(Date)**

**INTERNAL USE ONLY**

DATE RECEIVED: 2-17-2026

CASE FILE #: Z-4-426

PLANNER: TJR

FEEPAID \$: 406.98

- 1. What changed or changing condition(s) justifies the passage of the amendment?** (Discuss how circumstances have so changed since the property was last zoned).

The lot is currently vacant – a previous mobile-home, with an addition, was removed in 2025. Over recent years, other lots within the historic Westwood Heights mobile-home subdivision have been rezoned from the Manufactured Housing district. Rezoning would simply allow for a more permanent single-family home construction.

- 2. Explain how the map amendment would be consistent with the *Create Wilmington Comprehensive Plan* and adopted special area plans (e.g. corridor plans, neighborhood plans, etc.).**

The Create Wilmington Comprehensive Plan shows this property in an Area of Opportunity described as *Greenfield Sites as Multi-use Places*. That overlay included the Hidden Lakes Mobile Home Park – which was rezoned Urban Mixed-use in 2018, for a project known as The Avenue. That masterplan includes an access connection to Lance Drive, a side-street along the subject parcel.

The subject site location is in the proximity to a wealth of shopping, restaurants, and other commercial services in the vicinity. In-fill where services are existing is a priority of the City's guiding plans.

- 3. Explain the expected impacts on the area if the proposed zoning map amendment is approved.**

The surrounding area will change substantially when The Avenue is developed and inter-connectivity is established. New home construction includes more compliant building codes, and generally enhances surrounding property values. There has been no evidence of adverse impact to adjacent property values by similar zoning changes that have occurred over the past several years.

- 4. Describe any other circumstances that justify how the proposed amendment is in the public interest.**

The Housing Needs Assessment shows the projected gap for a full range of home prices and associated income levels of owner affordability. New construction on this lot will support economic development, serve to upgrade the land, benefit tax base, and provide a permanent home without adverse effect to the community.

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## Section B. SUBMITTAL INFORMATION AND PROCEDURE

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- (1) Supplementary information is **REQUIRED** as part of the application. See Section C below for required information.
  - (2) The petition **MUST** be reviewed by the planning department for completeness **PRIOR** to the acceptance of any application or petition. Please do not leave your application materials without speaking to a planner. If you do, your application may not be processed.
  - (3) Receipt for the paid applicable fee must accompany the application.
  - (3) Applications must be officially accepted by the planning department, 305 Chestnut Street, 3<sup>rd</sup> floor, Wilmington. Applications mailed in or left without official acceptance will not be processed or scheduled for planning commission review.
  - (4) The planning commission will consider the application, if properly completed, at the applicable meeting. The applicant should appear at all hearings. Planning commission meetings are typically held at 6:00 p.m. in council chambers, City Hall, 102 N. 3<sup>rd</sup> Street, Wilmington, North Carolina, usually on the first Wednesday of each month. Applicants will be informed of any change in date, time or location of meetings. **Complete applications must be received by the planning department no later than 1:00 PM on the deadline day** to allow time for processing and advertisement as required the North Carolina General Statutes.
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## Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

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**PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION.** Please check the list below carefully before you submitting.

- Completed application form;
  - Agent form if the applicant is not the property owner;
  - Receipt for application fee;
  - Legal description of property requested for rezoning, by metes and bounds;
  - Receipt of mailing fee;
    - o An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Note that this cost will include two mailings, one mailing notifying property owners for planning commission review and a second mailing notifying property owners of city council review. Payment must be made within 5 business days of the invoice.
  - Copy of the New Hanover Tax map that delineates the property requested for rezoning.
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**OWNER'S SIGNATURE\*:** *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Design Solutions / Cindee Wolf to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to speak for me in any public meeting regarding this application.*

Signature/Date:

 2-17-26  
James T. Balkum, Jr. / Jimmydot, L.L.C. Manager

AUTHORITY FOR APPOINTMENT OF PERSON  
TO ACT ON MY BEHALF

The undersigned owner, Jimmydot, L.L.C., does hereby appoint Cindee Wolf / Design Solutions to act on my behalf for the purpose of petitioning the City of Wilmington for: a) an amendment to the text regulations; b) a change to the zoning map; c) approval of a special use permit; d) approval of a special use district; e) street closing, and/or f) approval of preliminary subdivision plan as applicable to the property described in the attached petition.

The owner does hereby covenant and agree with the City of Wilmington that said person has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give testimony and make commitments on behalf of the owner; and
- (3) In the case of a special use permit, to accept conditions or recommendations made for the issuance of the special use permit on the owner's property.
- (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition.

This appointment shall continue in effect and final disposition of the petition submitted in conjunction with this appointment.

Dated: 2-17-26

Appointee's Name, Address & Telephone:

Cindee Wolf / Design Solutions

P.O. Box 7221

Wilmington, NC 28406

Tel. 910-620-2374

Email: cwolf@lobodemar.biz

Signature of Owner:



James T. Balkcum  
Manager / Jimmydot, L.L.C.



WESTWOOD

LANCE

136 E.  
Westwood  
Drive  
(Vacant)

LANCE

**R-5 (CD)**

**R-15**

Saybrook Dr

Military Cutoff Rd

E Westwood Dr

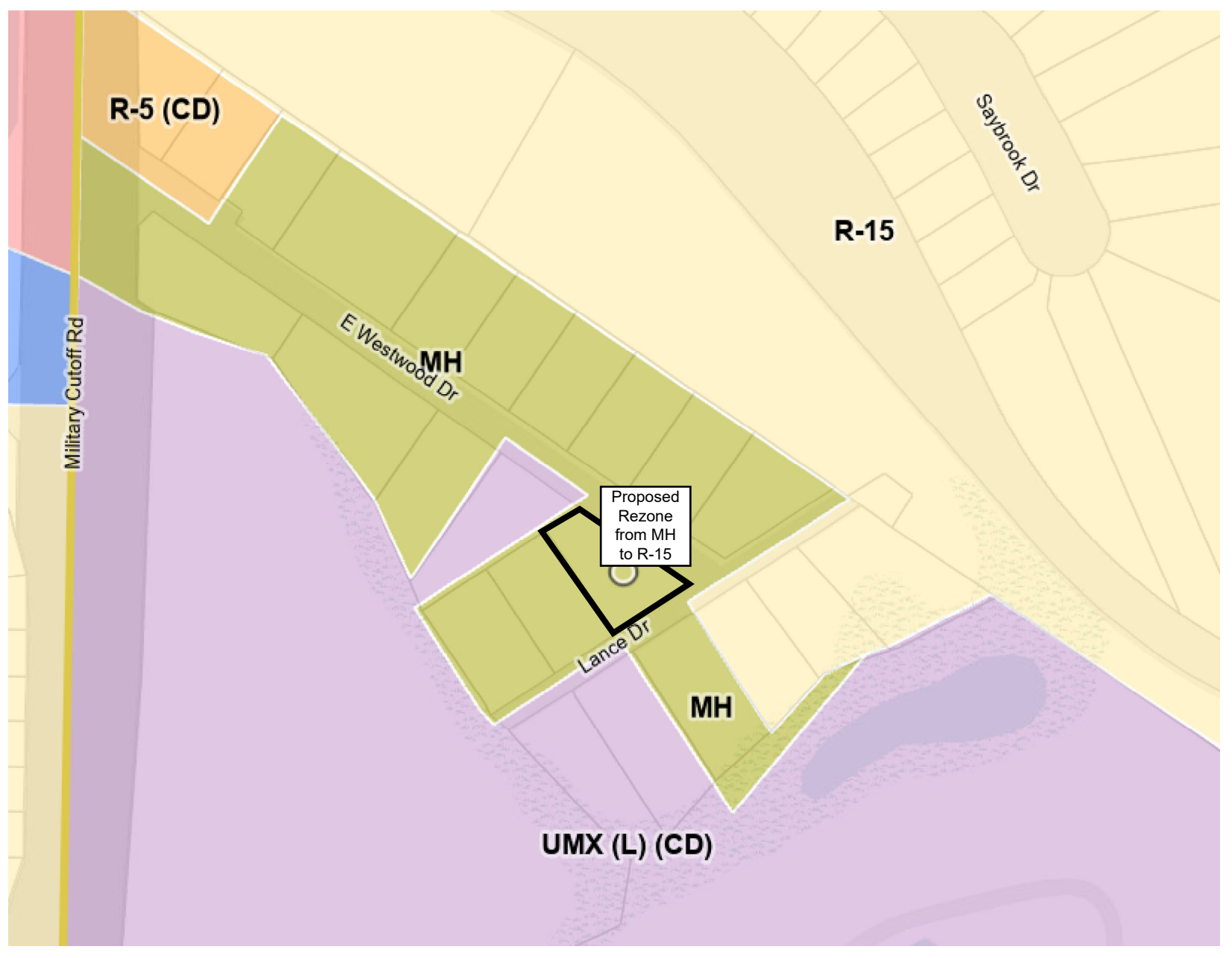
**MH**

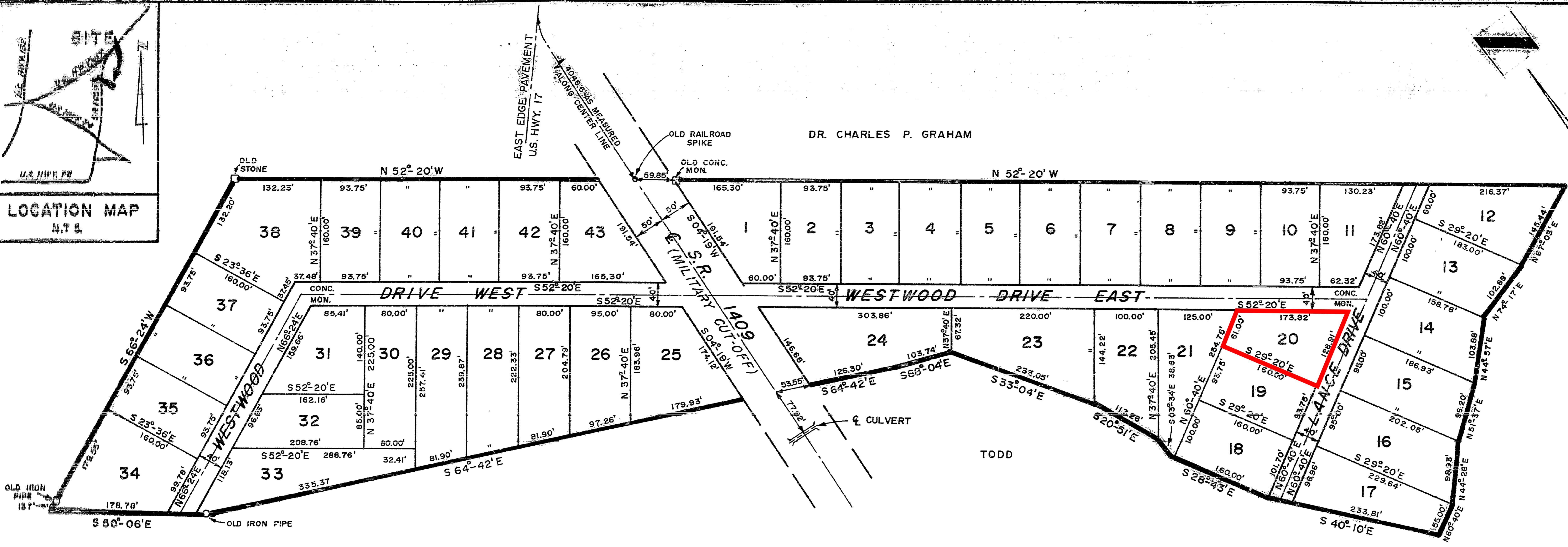
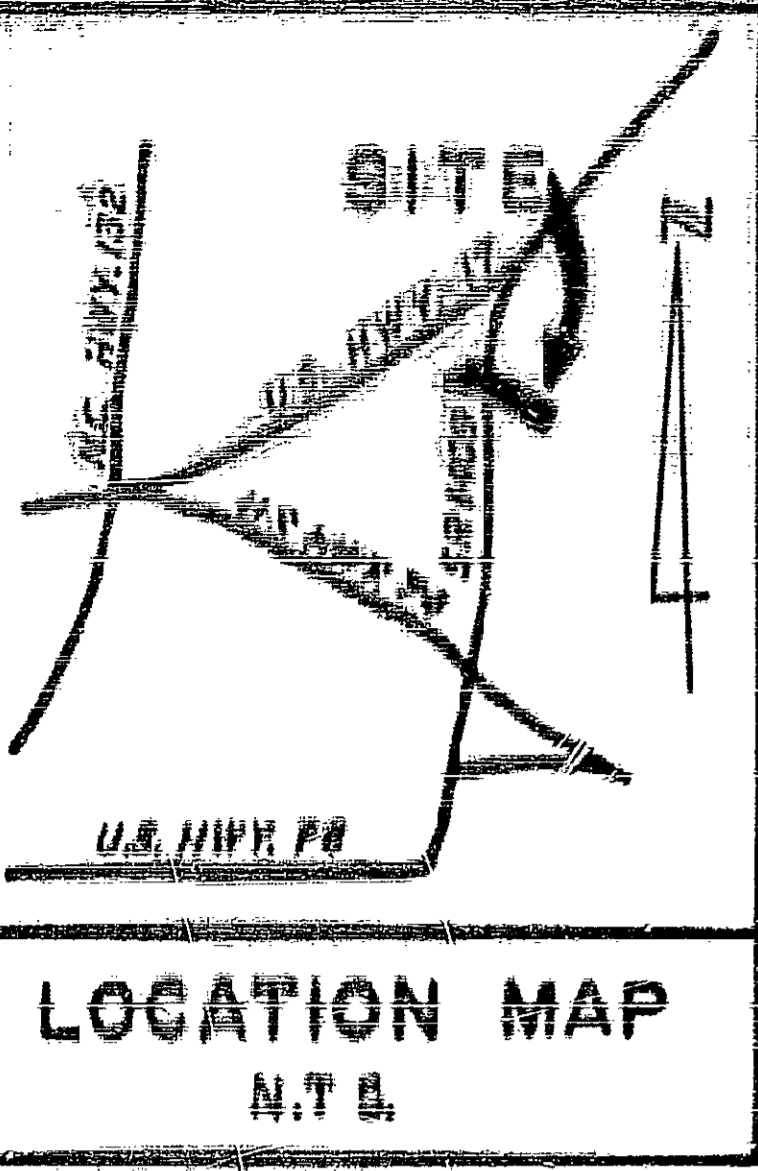
Proposed  
Rezone  
from MH  
to R-15

Lance Dr

**MH**

**UMX (L) (CD)**





CERTIFICATE OF OWNERSHIP, DEDICATION, AND JURISDICTION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND PRIVATE USE AS NOTED. I ALSO CERTIFY THAT THE LAND SHOWN ON THIS PLAT FALLS WITHIN THE SUBDIVISION JURISDICTION OF NEW HANOVER COUNTY.

May 22, 1969
DATE
Armstrong Developers Inc.
By J.R. ...

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA NEW HANOVER COUNTY
FILED FOR REGISTRATION OF THE 26 DAY OF May, 1969
AT 10:12 (AM/PM) AND DULY RECORDED IN THE MAP BOOK 10
AT PAGE 37

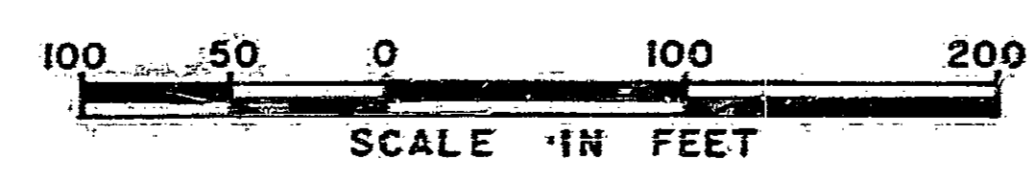
STATE OF NORTH CAROLINA
NEW HANOVER COUNTY
THE FOREGOING CERTIFICATE OF Marilyn W. McKey NOTARY PUBLIC OF NEW HANOVER COUNTY, IS CERTIFIED TO BE CORRECT.
THIS THE 26 DAY OF May, 1969
DRAWN BY LOIS O. LERAY, REGISTER OF DEEDS
BY Elizabeth Herrick, Deputy

WESTWOOD HEIGHTS

HARNETT TOWNSHIP NEW HANOVER COUNTY
NORTH CAROLINA
SCALE 1"=100'
DEVELOPED BY L.R. ARMSTRONG
MAY 1969

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS MAP HAS BEEN FILED WITH THE COUNTY PLANNING AND ZONING COMMISSION. THIS THE 28 DAY DECEMBER 1965 AND THAT IT HAS BEEN DETERMINED TO THE SATISFACTION OF THE COMMISSION THAT THE REGULATIONS CONTAINED IN THE NEW HANOVER COUNTY SUB-DIVISION ORDINANCE ARE NOT APPLICABLE TO SAME IN ACCORDANCE WITH SECTION II OF SAID ORDINANCE
J. John Tingo
CHAIRMAN, PLANNING COMMISSION

NEW HANOVER COUNTY NORTH CAROLINA
JACK O. STOCKS A REGISTERED LAND SURVEYOR, BEING DULY SWORN SAYS THAT THIS MAP WAS MADE BY HIM FROM AN ACTUAL SURVEY DURING ... THAT LOTS EAST OF BR 1400 WERE SURVEYED BY C.W. BLOOME, JR. IN NOVEMBER 1964 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-20 AS AMENDED THAT THE ERROR OF CLOSURE CALCULATION BY LATITUDES & DEPARTURES IS 1: ... THAT THIS MAP IS TRUE & CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
REGISTERED LAND SURVEYOR
SWORN TO AND SIGNED BEFORE ME THIS 21st DAY OF May, 1969
BY COMMISSION EXPIRES Marilyn W. McKey
May 31, 1970



JACK G. STOCKS
REGISTERED LAND SURVEYOR No. L-856
WILMINGTON, N.C.

Legal Description for  
General Map Amendment of  
136 E. Westwood Drive

Beginning at a point at the intersection of the southwestern boundary of E. Westwood Drive, a 40' public right-of-way, with the northwestern boundary of Lance Drive, a 40' public right-of-way; said roads shown on a subdivision plat entitled "Westwood Heights," recorded among the land records of the New Hanover County Registry in Map Book 10, at Page 37; and running thence:

With the Lance Drive right-of-way

South 60°40' West, 128.91 feet to a point; thence

North 29°20' West, 160.00 feet to a point; thence

North 60°40' East, 61.00 feet to a point in the southwestern boundary of E. Westwood Drive;  
thence with that right-of-way,

South 52°20' East, 173.82 feet to the point and place of beginning, containing 15,192 square feet  
Or 0.349 acres, more or less.

Said parcel is also known as "Lot 20, Westwood Heights," on the referenced subdivision plat.

*Attachment 2*




# Z-4-426

Attachment 2  
Aerial Imagery

136 E Westwood Dr

 Site

 Parcels

N










0 50 100  
Feet

2/19/2026

*Attachment 3*

# Z-4-426

Attachment 3  
Land Use & Zoning  
136 E Westwood Dr

-  Site
-  City Zoning
- Land Use**
  -  Single-dwelling
  -  Manufactured Housing
  -  Commercial
  -  Mixed Use
  -  Vacant



N



0 25 50  
Feet

2/19/2026

*Attachment 4*

# Z-4-426

Attachment 4  
Growth Strategies

136 E Westwood Dr



Site

### Mixed-use Centers

Neighborhood Nodes

### Corridors & Complete Streets

Major Corridor/Regional Parkway

Community Connector

### Green Connections

Existing

Planned

Conceptual

### Transit Routes

High-capacity Transit Routes

Outside City Limits

### Areas of Opportunity

High-density Transitions

Greenfield Sites as Multi-use Places

N



0 250 500  
Feet

2/19/2026